MASTER
NEGATIVE
NO. 95-82393-18

COPYRIGHT STATEMENT

The copyright law of the United States (Title 17, United States Code) governs the making of photocopies or other reproductions of copyrighted materials including foreign works under certain conditions. In addition, the United States extends protection to foreign works by means of various international conventions, bilateral agreements, and proclamations.

Under certain conditions specified in the law, libraries and archives are authorized to furnish a photocopy or other reproduction. One of these specified conditions is that the photocopy or reproduction is not to be "used for any purpose other than private study, scholarship, or research." If a user makes a request for, or later uses, a photocopy or reproduction for purposes in excess of "fair use," that user may be liable for copyright infringement.

The Columbia University Libraries reserve the right to refuse to accept a copying order if, in its judgement, fulfillment of the order would involve violation of the copyright law.

Author:
U.S. Central Housing Committee
Title:
A glossary of housing terms
Place:
[Washington, D.C.]
Date:
[1937]

95-82393-18
MASTER NEGATIVE #

COLUMBIA UNIVERSITY LIBRARIES
PRESERVATION DIVISION

BIBLIOGRAPHIC MICROFORM TARGET

ORIGINAL MATERIAL AS FILMED - EXISTING BIBLIOGRAPHIC RECORD

BUSINESS
385
G51

A glossary of housing terms, compiled by a committee from five principal federal agencies concerned with housing. [Washington, D. C., 1937,
cover-title, iv, 88 p. 27cm.

The five agencies represented on the glossary committee are: Resettlement administration, Public works administration, Housing division, Home owners' loan corporation, Federal housing administration and National bureau of standards.
"Addendum" slip mounted on inside of front cover.

RESTRICTIONS ON USE:

TECHNICAL MICROFORM DATA

FILM SIZE: 35mm REDUCTION RATIO: 15X IMAGE PLACEMENT: IA (IIA) IB IIB

DATE FILMED: 3-1-95 INITIALS: W.W

TRACKING # : MSH 04787

FILMED BY PRESERVATION RESOURCES, BETHLEHEM, PA.

2.5 mm

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

2.0 mm

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz1234567890

1.5 mm

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz1234567890

PM-MGP 13"x18"
METRIC GENERAL PURPOSE TARGET
PHOTOGRAPHIC

200 mm

150 mm

100 mm

1.0

1.1

1.25

1.4

1.6

1.8

2.0

2.2

2.5

2.8

3.2

3.6

4.0

1.0 mm

1.5 mm

2.0 mm

2.5 mm

A5

A4

A3

PRECISION[SM] RESOLUTION TARGETS

Century

A&P

1303 Geneva Avenue
St. Paul, MN 55119

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

4.5 mm

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz1234567890

3.5 mm

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz1234567890

3.0 mm

Glossary of Housing Terms.

D385 G51

Columbia University
in the City of New York

LIBRARY

School of Business

School of Business Library
Columbia University

A GLOSSARY OF HOUSING TERMS ★

★ ★

Compiled by a Committee From
Five Principal Federal Agencies
Concerned With Housing.

School of Business Library
Columbia University

J.R. Dec. 21, 1937, Mtg.

CHC 70295

ADDENDUM

The symbols preceding definitions in the Glossary of Housing Terms were used by the Committee in checking sources. Although some inconsistencies are obvious, the following key is furnished for such value as the references may have to others:

COLUMBIA UNIVERSITY

(A) Architectural
(Ac) Accounting
(Ag) Agricultural
(Ap) Appraisal Terminology
(As) Assessment Terminology
(C) Codes, or Code Section
(Cen) Census
(E) Economic
(L) Legal
(Sa) Sanitary Code
(So) Sociological
(St) Structural
(W) Standard Dictionary
(Z) Zoning

* * * * * *

The compilers of the glossary will welcome suggestions and comments for consideration in connection with any further printings. Communications may be addressed in care of the Central Housing Committee, North Interior Bldg., Washington, D. C.

D 385
G51

GLOSSARY OF HOUSING TERMS

INTRODUCTION

The purpose of this Glossary is to eliminate the confusion in housing nomenclature which arises from the use of vaguely-defined terms or from attributing several meanings to the same term. By the use of definitions supported by a consensus of authorities this unnecessary confusion can be avoided and a uniformity established which will be advantageous to all those engaged in housing. The compilers have found that many terms have, like the art of housing, undergone transition. Some have lost their usefulness. Others have changed their meanings. New words have appeared.

Words have been chosen from the related fields of Accounting, Appraisal, Assessment, Construction, Economics, Engineering, Finance, Law, Real Estate, Sociology, Town Planning, and Zoning.

The considerations which guided the selection of terms and de initions are briefly as follows:

1. Many terms have been included which have one meaning in ordinary usage but have acquired a second meaning in the housing field. Only the Housing definition is given in such cases.

2. Whenever possible definitions have been chosen which are already widely used in codes and statutes. To this end leading zoning and building codes and housing laws have been consulted (see list of codes following the Introduction). The definitions contained in them have stood the test of practical application for years. They have been checked with foreign sources, especially "The International Glossary of Housing Terms" published by The International Federation for Housing and Town Planning.

3. Definitions have been given the widest scope so as to cover a great variety of situations.

4. Definitions have been carefully distinguished from regulations. Thus figures and dimensions which have only local significance have been avoided.

5. New words which seemed destined to be fused permanently in the language have been accepted for inclusion.

6. Terms peculiar to some one profession which overlaps housing or is included in it have been omitted unless they have bearing on the entire field. These special terms can be found in standard glossaries or handbooks of these professions. For reference, see the titles listed under acknowledgments.

7. Uniformity and simplicity have been two major guides.

In selecting terms for inclusion in the Glossary, reference has been made to a large number of standard works. The compilers of the Glossary take this opportunity to acknowledge their debt to the authors of these works, as well as to those who drafted codes, statutes and other sources of reference. Their labors have been of great assistance in the present task.

The collaboration of the Sub-Committee on Operation and Management and the Sub-Committee on Law and Legislation of the Central Housing Committee was essential in order that the glossary might fit the most recent accounting practice applicable to Housing and in order that it might contain the latest statutory definitions. The contributions of Messrs. Bernard J. Harrison, Eugene P. Oppermann, Charles F. O'Neall, John H. Courtney, Charles H. Diggs, Don K. Price, and Irving Gottlieb should be especially mentioned.

This edition of the glossary is subject to expansion and revision.

GLOSSARY COMMITTEE

William H. Ludlow	Resettlement Administration
R. B. Mitchell	Public Works Adm. Housing Division
Herbert G. Outwater	Home Owners' Loan Corporation
R. U. Ratcliff	Federal Housing Administration
Brown Rolston	Federal Housing Administration
George N. Thompson	National Bureau of Standards
Howard P. Vermilya	Federal Housing Administration
Talbot Wegg	Public Works Adm. Housing Division

William C. Moore
Chairman

PUBLISHED - 1937

ACKNOWLEDGMENTS

For Permission to use Copyrighted Material:

MacMillian Company publishers of "Domestic Architecture" by L. E. Robinson.

McGraw-Hill Book Company, Inc., publishers of "Plumbing" by Harold E. Babbitt.

Western Plumbing and Heating Journal, publishers of "The Standard Plumbing Code".

National Association of Assessing Officers, drafters of "Assessment Terminology".

Professor Harry Parker, Editor-in-chief of "Kidder-Parker's Handbook for Architects and Builders", published by John Wiley and Sons, Inc.

American Institute of Real Estate Appraisers drafters of "Appraisal Terminology".

For Contributions to the form and Content of the Glossary:

The American Federation of Labor.

The American Institute of Architects.

The National Board of Fire Underwriters.

The Associated General Contractors of America.

Edmond Hoben of the National Association of Housing Officials.

Rudolph P. Miller, Consulting Engineer, of the American Society of Civil Engineers.

Howard K. Menhinick, Executive Secretary of the American City Planning Institute.

SOURCES

A Housing Code for the State of N.Y.

American Society for Testing Materials Tentative Standards (1929)

Birmingham, Ala. Zoning Ordinance

Building Code Grand Rapids, Mich.

Building Code New Orleans, La.

California Housing Handbook

California State Housing Act

Chicago, Illinois Zoning Ordinance

Cincinnati, Ohio Building Code

Des Moines, Iowa Zoning Ordinance

Dubuque, Iowa Building Code

Flint, Mich. Zoning Ordinance

Fort Collins, Colo. Zoning Ordinance

Fort Wayne, Indiana Building Code

Indiana State Building Code

Iowa State Housing Law

Jamestown, N. Dak. Zoning Ordinance

Kansas City, Mo. Building Code

Knoxville, Tennessee Building Code

League of Nebraska Municipalities

Louisville, Ky. Building Code

Memphis, Tenn. Zoning Ordinance

Miami Beach, Fla. Building Code

Model Housing Law by Lawerence Veiller

National Board of Fire Underwriters

New England Building Officials Conference 1932 Yearbook

Niagara Falls, N. Y. Building Code

Omaha, Nebraska Zoning Ordinance

Philadelphia, Pa. Building Code

Pittsburgh, Pa. Zoning Ordinance

Portland, Maine Building Code

Portland, Oregon Building Code

Rahway, N. J. Building Code

Recommended Building Code Requirements (Bureau of Standards)

Riverside, Calif. Zoning Ordinance

Scranton, Pa. Zoning Ordinance

Seattle, Wash. Zoning Ordinance

State of Florida, Rules governing the construction of Hotels, etc.

The Multiple Dwelling Law of the State of New York

The Tenement House Act of N. J.

Tulsa, Oklahoma Building Code

Uniform Building Code Pacific Coast Building Officials Conference

Youngstown, Ohio Zoning Ordinance

Term		Definition
ABSTRACT	(As)	In general, a summary of the more pertinent items in a document or documents.
ABSTRACT OF TITLE	(L)	A condensed history of the title to land.
ACCESSIBILITY	(Ap)	Ease of access or approach.
ACCESSORY BUILDING (See Building, Accessory)		
ACCOMMODATION LAND (See Acreage)		
ACCRUAL	(Ac)	In accounting: sums which have accumulated.
ACCRUED DEPRECIATION (See Depreciation, Accrued)		
ACCUMULATED DEPRECIATION (See Depreciation, Accumulated)		
ACREAGE	(E)	In housing: land which is suitable for subdivision, but has not been subdivided. Sometimes called accommodation land.
ACTUAL DEPRECIATION (See Depreciation, Actual)		
ADDITION	(C)	In housing: a permanent structural extension or enlargement in any direction.
ADJOINING OWNER (See Owner, Adjoining)		
ADMINISTRATIVE EXPENSE (See Expense, Administrative)		

Term		Definition
ADMINISTRATOR	(L)	A person authorized by a competent court to manage and distribute to creditors and heirs the estate of a person who has died without making a will or who has made a will without having provided for an executor. (Feminine - Administratrix.)
ADMINISTRATRIX (See Administrator)		
AGRICULTURAL USE (See Use, Agricultural)		
AIR CONDITIONING (See Conditioning, Air)		
AIR RIGHT	(L)	A right to build in, occupy and otherwise use that portion of real property above a stated elevation, in conjunction with definitely located spaces on the ground surface, for foundation and supporting columns; an air lease.
ALCOVE	(C)	A large recess connected with or off a room.
ALLEY	(C)	A narrow supplementary thoroughfare for the public use of vehicles and pedestrians affording access to abutting property.
ALLOTMENT GARDEN (See Garden, Allotment)		
ALTERATION, STRUCTURAL	(C)	A change in exit facilities, structural parts, or a change of mechanical equipment which does not increase any exterior dimension.

Term		Definition
AMORTIZATION (Compare Depreciation)	(Ac)	In accounting: the extinguishment of an asset, liability, or a nominal account by a series of payments over a definite period.
APARTMENT (See Dwelling Unit and Tenement House, Apartment; Unit, Living)	(C)	A living unit in a building containing three or more units, having some common services or facilities, or both.
APARTMENT, DUPLEX	(C)	An apartment unit having two stories.
APARTMENT, GALLERY	(E)	A unit accessible from an open porch or gallery, reached by a stairway or elevator. Gallery apartment houses are commonly multi-story structures with open galleries or porches, extending the entire length of the structure at each story, on which the individual apartments open.
APARTMENT HOTEL (See Hotel, Apartment)		
APARTMENT HOUSE (See House, Apartment)		
APARTMENT, HOUSEKEEPING	(C)	An apartment providing complete living facilities.
APARTMENT, KITCHENETTE	(C)	An apartment providing cooking facilities in a limited space.
APARTMENT, NON-HOUSEKEEPING	(C)	An apartment without cooking facilities.

Term		Definition
APPENDAGES	(C)	Dormer windows, porches, cornices, mouldings, bay or oriel windows, balconies, flag poles, cupolas, domes, canopies, towers, spires, monitors, ventilators, or any other accessory projecting from a building.
APPRAISAL	(Ap)	The process through which conclusions of property value or property facts are obtained; also commonly the report setting forth such conclusions.
APPRECIATION (Contrast "Depreciation")	(As)	Any increase in value of property.
APPROVED	(C)	In codes: signifies approval by an authority designated by law to give approval in the matter in question.
AREA, BLIGHTED (Also see Blight) (Compare Slum)	(E)	An area which has become an economic liability to the community. A general term which is broader than the term "slum" and is not limited to residential areas.
AREA, BUILDING (Compare Area of a Building and Coverage)	(C)	In zoning: the area at the grade level of the principal building and all accessory buildings exclusive of uncovered porches and terraces.
AREA, COMMON (Compare Hallway, Public)	(E)	An area within or outside a building for the common use of all occupants of a building or group of buildings, or for those serving or visiting them, but not intended for the free use of the public at large.

Term		Definition
AREA, FLOOR (Compare Area, Gross Floor)	(C)	In connection with fire regulations, a floor space enclosed by exterior walls, fire walls or fire partitions, or by a combination of them.
AREA, GROSS FLOOR (Compare Area Floor; Area, Net Floor)	(E)	The total area of a floor of a building or building unit, using outside dimensions.
AREA, GROSS RESIDENTIAL (Compare Area, Net Residential)	(E)	Total area of land in the following uses: 1. Sites for residential buildings. 2. Parks or playground areas immediately joining these sites, and maintained in proper ocndition for constant use of the community by the authority directly responsible for operation and maintenance of residential buildings. 3. Streets included between land in above uses plus one-half area of bounding streets, plus one-quarter area of bounding street intersections.
AREA, GROSS SITE, (Compare Area, Net Site)	(E)	The total area within the property lines of a project, including the area of all the internal streets, one-half the area of all boundary streets and one quarter of bounding street intersections.
AREA, METROPOLITAN	(E)	The region including and surrounding a large population concentration covering those areas where the daily economic and social life is predominantly infuenced by the central city.
AREA, NET FLOOR (Compare Area, Floor; Area, Gross Floor)	(E)	The sum of all the net room areas on a floor of a building or building unit.

Term		Definition
AREA, NET RESIDENTIAL (Compare Area, Gross Residential)	(E)	The total area of land in the following uses: 1. Sites of residential buildings. 2. Park or playground areas immediately adjoining these sites, and maintained in proper condition for constant use of the community by the authority directly responsible for operation and maintenance of residential buildings.
AREA, NET ROOM	(E)	The floor area of a room measured from wall to wall, or, as measured on plans, from rough to rough.
AREA, NET SITE (Compare Area, Gross Site)	(E)	The total area within the property lines of a project, excluding streets.
AREA OF A BUILDING (Compare Area, Building)	(C)	The area of the horizontal cross-section at the mean grade level measured to the center of party walls or fire walls, and to the outside of other walls.
AREA, PRIVATE	(E)	An area within or outside a building reserved for the exclusive use of a single family.
AREA, PUBLIC	(E)	An area open and free to the public at large at all times.
AREA, RENTABLE	(E)	The total floor area contained within the enclosing walls of one dwelling unit. This includes in addition to room areas, private halls, foyers, closets, baths and partitions.

Term		Definition
AREA, SUBURBAN (Compare Area Urban)	(E)	Territory adjacent to or within the outer limits of an urban area, to be distinguished from urban area by less intensive use of the land and less complete connection with the services and social life of the city.
AREA, TOTAL RENTABLE (Compare Area, Rentable)	(E)	Gross floor area less the enclosing walls and all common and service space within the building.
AREA, TRANSITIONAL	(E)	An area in process of change from the predominance of one use to the predominance of another use, or to an heterogeneity of uses.
AREA, URBAN (Compare Area, Suburban)	(E)	Territory within the limits of a city, or closely linked with it by common use of public utilities or services.
AREA, USABLE FLOOR (Compare Area, Rentable)	(E)	The rentable area less partitions, flues stacks, incinerators, corridors, halls, and foyers, within individual dwelling units; or stated another way, the sum of the floor areas between partitions of all rooms, bays, alcoves, bathrooms, and closets.
AREAWAY	(C)	An open sub-surface space adjacent to a building for lighting or ventilating cellars or basements or for other purposes.
ASSEMBLAGE	(As)	The assembling of adjacent lots into a single unit.
ASSESSED VALUATION (See Valuation, Assessed)		

Term		Definition
ASSESSMENT (Compare Assessment, Special)	(Ap)	The valuation of property for purposes of taxation.
ASSESSMENT, SPECIAL (Compare "Tax")	(As)	A compulsory charge imposed by a government upon the owners of a restricted group of properties to defray, in whole or in part, the cost of a specific improvement or service which is presumed to be of general benefit to the public and of special benefit to the owners of such properties.
ASSESSMENT YEAR (See Year, Assessment)		
ASSETS	(Ac)	In accounting: property, both personal and real, of a person, association, or corporation subject to payment of debts.
ASSETS, CAPITAL	(Ac)	In accounting: assets of a permanent nature or intended for long continued use or possession, which are employed in or necessary for the conduct of an undertaking.
ASSETS, PHYSICAL	(Ac)	In accounting: assets which have a physical existence, such as real estate, buildings, machinery, and equipment.
ATTACHED HOUSE (See House, Attached)		
ATTIC (See Story, Attic)		
ATTIC STORY (See Story, Attic)		

Term		Definition
AUDITORIUM (Compare Theatre)	(C)	A building or portion thereof used for concerts, lectures, and theatrical productions.
AUTHORITY, HOUSING (Compare Department Housing)	(L)	An independent public body, corporate and politic, created by, or under State statute, with power among other things to construct, operate, and finance projects for the clearance of slums and the construction of dwelling accommodations.
BACK SYPHONAGE (See Syphonage, Back)		
BASE LINE (Compare "Meridian, Principal".)	(As)	Any imaginary line on the earth's surface running due east and west from which township lines are established.
BASEMENT (Compare Cellar)	(C)	In housing: a story partly underground, but having less than half its clear height below the grade.
BATH ROOM (See Room, Bath)		
BAY	(C)	One of the intervals or spaces into which a building plan is divided by columns, piers or division walls.
BEAM (See Joist)		
BED ROOM (See Room, Bed)		
BETTERMENT	(Ap)	Any expenditures invested in an improvement to a property which is considered to add to book value of existing property — as distinguished from repairs or replacements.

Term		Definition
BLIGHT	(C)	In housing: a deteriorating influence affecting the use of real estate.
BLIGHTED AREA (See Area, Blighted)		
BLOCK	(As)	An urban area, usually consisting of several lots, enclosed on all sides by public streets or by public streets and a river, a railroad right of way, etc.
BOARD, STATE HOUSING	(E)	An agency of a State government empowered to promote the provision of housing. Usually an unpaid board with the power to carry on investigation and research, to super ise limited dividend housing corporations, and to grant them special privileges such as tax exemption.
BOARDING HOUSE (See House, Boarding)		
BUILDING (Also see Occupancy, Building)	(C)	A structure enclosed by exterior or party walls and having a roof, designed for the shelter of persons, animals or property.
BUILDING, ACCESSORY	(C)	A supplemental building, the use of which is incidental to that of the main building.
BUILDING AREA (See Area, Building)		

Term		Definition
BUILDING, BUSINESS	(C)	A building occupied for the transaction of business, for the rendering of professional services, for the display, sale or storage, if not exclusively storage, of goods, wares or merchandise, for the supplying of food, drink or other bodily needs or comforts, or for the performance of work or labor; including among others, office buildings, stores, markets, restaurants, factories, workshops, laboratories.
BUILDING, COMMERCIAL	(E)	A building designed primarily for business purposes.
BUILDING, COMMUNITY	(E)	A building intended primarily for common, social, or recreational use.
BUILDING COVERAGE (See Coverage, Building)		
BUILDING, CUBIC CONTENT OF	(As)	The number of cubic feet contained within the outer surfaces of the outside or enclosing walls, the outer surfaces of the roof, and six inches below the finished surfaces of the lowest floors; including the volume of all dormers, penthouses, closed porches, etc., but not the volume of courts, light shafts, steps, open porches, etc. Synonymous with Cube of Building; Cubage of Building; Cubical Content of Building.
BUILDING DEPARTMENT (See Department, Building)		
BUILDING, EXISTING	(C)	In codes and regulations: a completed building or structure, or a building which may be built under prior laws or regulations.

Term		Definition
BUILDING, FIREPROOF (See Also Construction, Fireproof)	(C)	A building whose essential structural members are of such material or so protected as to withstand with a suitable factor of safety a complete burn-out of the contents for which the building was designed without collapse.
BUILDING, HEIGHT OF A (See Height, Building of)		
BUILDING, LENGTH OF A (See Length)		
BUILDING LINE	(C)	A line established by law or agreement beyond which a building shall not extend, except as specifically provided.
BUILDING MAINTENANCE (See Maintenance, Building)		
BUILDING OCCUPANCY (See Occupancy, Building)		
BUILDING, OFFICE	(C)	One used for professional or clerical purposes, no part of which shall be used for living purposes, except by the janitor's family.
BUILDING OFFICIAL (See Department, Building)		
BUILDING, RESIDENTIAL	(E)	A building predominantly used for residential purposes.

Term		Definition
BUILDING SITE, (See Site, Building)		
BUILDING, WIDTH OF (See Width, Building of)		
BULKHEAD	(C)	A structure above the roof of any part of a building, enclosing a stairway, tank, elevator machinery or ventilating apparatus, or such part of a shaft as extends above the roof.
BUNGALOW	(As)	A one-story dwelling unit which is somewhat more pretentious than a cottage.
BUSINESS	(C)	Commercial enterprises using structures or areas for the purpose of buying and selling commodities or services to be consumed or used by individuals or classes.
CABIN	(C)	A dwelling structure for seasonal or temporary human occupancy frequently having incomplete living facilities.
CAPACITY, SEATING	(C)	The number of seats not to exceed those permitted by law available in an assembly hall such as a community hall.
CAPITAL EXPENDITURE (See Expenditure, Capital)		
CAPITAL, ORIGINAL	(Ac)	In accounting: the amount of capital actually paid in, excluding increases due to the retention of any gains.
CELLAR (Compare Basement)	(C)	A story partly underground, having half or more than half of its clear height below the grade.

Term		Definition
CERTIFICATE OF OCCUPANCY	(C)	A statement signed by a building official setting forth either that a building or structure complies with the building and other ordinances or that a building, structure or parcel of land may be lawfully employed for specified uses or both.
CESSPOOL	(Sa)	An excavation in the ground which receives the discharge of a Drainage System or part thereof, so designed and constructed as to retain the organic matter and solids discharging therein, but permitting the liquids to seep through the bottom and sides.
CHANGES, TENANTS'	(Ap)	Fixed improvements required to meet the varied requirements of continuing or succeeding tenants.
CHARGES, CARRYING	(Ac)	In accounting: a term usually referring to the expenditures necessary to retain property.
CHARTER	(Ap)	An instrument in writing from the sovereign power of a state or country, granting or guaranteeing rights; freely, any grant of authority to organize and carry on any certain and specified activities, e.g., corporate charter.
CITY GARDEN (See Garden City)		
CLASS OF OCCUPANCY (See Occupancy, Class of)		
CLEARANCE SLUM (See Slum Clearance)		

Term		Definition
CLOSET	(C)	A small enclosed space within a building usually designed and used for the storage of goods.
CLOSET, PORTER'S OR HOUSE MAID'S	(C)	A space usually equipped with a suitable plumbing fixture and to provide storage for the equipment of house cleaning staff.
COMMERCIAL BUILDING (See Building, Commercial)		
COMMERCIAL USE (See Use, Commercial)		
COMMON AREA (See Area, Common)		
COMMON PASSAGEWAY (See Passageway, Common)		
COMMON WALL (See Wall, Common)		
COMMUNITY	(W)	A body of persons having common interests and privileges, living in the same locality meeting the requirements of living, and under the same laws.
COMMUNITY BUILDING (See Building, Community)		
COMMUNITY FACILITIES (See Facilities, Community)		

Term		Definition
COMMUNITY GARAGE (See Group, Garage)		
COMMUNITY SATELLITE (Compare Garden City, Town, Greenbelt)	(E)	A subordinate center in a metropolitan area, or within the zone of influence of a large city. It is a physically separate entity, and usually has its own corporate life.
COMPLETION	(Ap)	Act or process of bringing to an end under condition of fulfillment as an entirety that which had been undertaken.
COMPLETION DATE	(Ap)	The date at which a construction project is completed and ready for occupancy and operation; the end of the "construction period".
CONDEMNATION (Also see Eminent Domain)	(L)	(1) The exercise of the right of eminent domain to secure legal title to private property required for a public use. (2) A declaration by a constituted authority to the effect that a property or structure is unfit for use or habitation or dangerous to persons or other property, and often limiting or prohibiting the use of such structure.
CONDEMNATION, EXCESS	(L)	Condemnation of more property than is needed for a specific public improvement. The property not needed may be leased or sold with such restrictions as are appropriate to preserve the improvement made.
CONDITIONING, AIR	(C)	The control over temperature, moisture content, purity and circulation of air in buildings.

Term		Definition
CONSTRUCTION, FIREPROOF	(C)	A term applied to a type of construction designed to withstand a complete burnout of the contents for which the structure was intended without impairment of structural integrity. Additional fire resistance for certain structural members are customarily required in codes.
CONSTRUCTION LOAN (See Loan, Construction)		
CONSTRUCTION, ORDINARY	(C)	As applied to buildings, that in which the exterior walls are of approved masonry, or of reinforced concrete; and in which the interior structural elements are, wholly or partly, of wood.
CONSTRUCTION, PREFABRICATED	(C)	A type of construction so designed as to involve a minimum of assembly at the site, usually comprising a series of large units manufactured in a plant.
CONSTRUCTION, RAMMED EARTH	(C)	A wall construction of a controlled combination of sand, clay, coarse aggregate, and moisture compacted by pressure into forms.
CONSTRUCTION, REINFORCED CONCRETE	(St)	A type of construction in which the principal structural members, such as floors, columns, beams, are made of concrete poured around isolated steel bars or steel meshwork in such manner that the two materials act together in resisting forces.
CONSTRUCTION SKELETON (Compare Construction, Steel Frame)	(C)	A form of building construction wherein all external and internal loads and stresses are transmitted to the foundations by a rigidly connected framework of metal or reinforced concrete. The enclosing walls are supported by girders at each story.

Term		Definition
CONSTRUCTION, STEEL FRAME (Compare Construction, Skeleton)	(C)	A construction in which the structural parts are usually of light pressed or rolled steel shapes.
CONSTRUCTION, UNPROTECTED METAL	(C)	Construction of metal wherein the main structural members are unprotected by fireproofing.
CONSTRUCTION, WOOD FRAME (Compare Construction, Steel Frame)	(C)	A type of construction in which structural parts and materials are of wood or are dependent upon a wood frame for support, included construction having an incombustible exterior veneer.
COOPERATIVE HOUSING (See Housing, Cooperative)		
CORNER LOT (See Lot, Corner)		
CORNER INFLUENCE (See Influence, Corner)		
CORPORATION	(L)	An artificial person, created by sovereign authority and existing at the pleasure of such authority, and endowed with such rights, powers, and privileges and subject to such duties and restrictions as may be set forth in its charter or prescribed by law.
CORPORATION, LIMITED DIVIDEND	(L)	In housing, a private company with power to undertake projects for the clearance of slums and to provide accommodations for persons of low income, provided that the corporation is subject to public supervision, regulation and control and that its income is limited by law or by agreement with a public administrative agency.
CORPORATION, MUNICIPAL	(Ap)	A town or city acting under a certificate of incorporation issued under the laws of a particular state.

Term		Definition
COTTAGE (Compare Bungalow)	(C)	A dwelling structure for one family occupancy having the principal living space on one floor.
COUNT (See Rentable Room Count)		
COURT (Compare Yard)	(C)	An open unoccupied space other than a yard on the same lot with a building, which is totally or partially enclosed by a building or buildings and is completely open to the sky.
COURT, HEIGHT OF (See Height of Court)		
COURT, INNER	(C)	A court not extending to a street or alley or to a front, rear or side yard.
COURT, OUTER	(C)	A court extending to a street or alley or to a front, rear, or side yard.
COVERAGE (Building Coverage) (Also see Occupancy and Area of building; Area, Site)	(C)	That percentage of the net or gross site occupied by structures. Often called ground or lot occupancy.
COVERAGE, BUILDING	(E)	The percentage of (1) the net or (2) the gross site area covered by buildings or structures.
CROPPER, SHARE -	(Ag)	A farm tenant usually having no tools, equipment, or capital, and having only labor to offer. The landlord provides him with land, buildings, stock, tools, and seed, and furnishes him with food, feed and part or all of the fertilizer, the share cropper receiving a part of the crop at harvest.

Term		Definition
CUBIC CONTENT OF BUILDING (See Building, Cubic Content of)		
CUL-DE-SAC (Compare Street, Dead End)	(C)	A short dead-end street with an area at the end in which vehicles can turn.
CURB LEVEL, CURB ELEVATION (See also Grade, Building)	(C)	Elevation at the point of the street grade opposite the center of the wall facing the street line; if the building faces more than one street then the curb level is the mean of such elevations.
DAMAGE	(W)	Injury or impairment, such as diminished usefulness, value, or the like.
DEAD END (See Street, Dead End)		
DEAD LOAD (See Load, Dead)		
DEBENTURE	(As)	A loan bond which is not a specific lien upon any of the property of the issuer and for the collection of which no remedy exists save the ordinary suit at law.
DEED (Compare Grant)	(L)	In conveyancing: a written instrument under seal evidencing a contract or agreement by which a person (the grantor) during his own lifetime undertakes to create an estate in land in favor of a second person (the grantee).

Term		Definition
DEED, TRUST (Compare Mortgage)	(Ap)	A conveyance of property to a person or corporation as trustee, for the purpose of securing a debt or other obligation with a power of sale vested in the trustee, who upon default, sells and applies the proceeds in payment of the debt or obligation.
DEED, QUIT CLAIM	(L)	A deed in which the grantor relinquishes any claims which he may have in the property granted, without warrant as to the extent or validity of such claims.
DEED, WARRANTY (Contrast Deed, Quit Claim)	(L)	A deed containing a covenant of warranty whereby the grantor of a freehold estate guarantees that the title which he undertakes to transfer is free from defects and that the property is unencumbered except as stated, and whereby the grantor, for himself and his heirs, undertakes to defend and protect the grantee against any loss which may be suffered by reason of the existence of any other title or interest in the property existing at the time the deed was executed and not excepted therein.
DENSITY, FAMILY	(So)	1. Families per Gross Acre The ratio of the number of families housed to the number of acres in the gross residential area. 2. Families per Net Acre The ratio of the number of families housed to the number of acres in the net residential area.
DENSITY, POPULATION	(So)	The ratio of the population of an area to a given unit of measurement of that area such as so many persons per acre. The area under consideration should be strictly defined such as the "City of Boston", the "First Ward", "gross residential area", "net residential area".

Term		Definition
DEPARTMENT, BUILDING (Compare Department, Housing)	(C)	The department of government charged with enforcement of ordinances and laws regulating the erection, construction, and alteration of buildings and structures.
DEPARTMENT, HOUSING (Compare Department Building; Authority Housing)	(C)	In codes and ordinances: a department or commission especially charged with the enforcement of ordinances or laws regulating the occupancy and maintenance, and sometimes the construction of residential buildings.
DEPRECIATION (Compare Obsolescence)	(Ac)	In accounting: the loss in value of physical property, other than wasting assets, which may be due primarily to ordinary wear and tear; the extent of which is governed by time, use and care.
DEPRECIATION, ACCRUED	(Ac)	In accounting: the amount of depreciation that occurs during a given period.
DEPRECIATION, ACCUMULATED	(Ac)	In accounting: the total amount of depreciation suffered by an asset up to the date to which depreciation is computed.
DEPRECIATION, ACTUAL	(Ac)	In accounting: the difference between the original book value and the present book value of a property determined after an appraisal.
DEPRECIATION, EXTRAORDINARY	(Ac)	In accounting: depreciation caused by any abnormal influence.
DEPRECIATION, RESERVE FOR	(Ac)	In accounting: sums set aside for the purpose of offsetting a loss due to depreciation.

Term		Definition
DEPTH OF LOT	(C)	The dimension measured from the front of the lot to the extreme rear line of the lot. In the case of irregular shaped lots the mean depth is taken.
DETACHED DWELLING (See Dwelling, Detached)		
DETACHED HOUSE (See Dwelling, Detached)		
DETERIORATION	(E)	The physical degeneration of improvements, of soil, or surface of the land.
	(Ac)	In accounting: physical change due to use or natural causes usually creating depreciation.
DEVELOPED LAND (See Land, Developed)		
DEVELOPMENT, RIBBON	(E)	A building development straggling out for long distances along main suburban and country roads like a ribbon lying across the countryside in contradistinction to development by building organized groups of dwellings in towns, villages and communities.
DIFFERENTIAL RENTING (See Renting, Differential)		
DINING ROOM (See Room, Dining)		
DISBURSEMENTS	(Ac)	In accounting: payments in cash.
DIVISION WALL (See Wall, Division)		

Term		Definition
DOMAIN, EMINENT (See also Condemnation)	(L)	The right by which a sovereign government, or some person acting in its name and under its authority, may acquire private property for public use without the consent of the owner upon payment of reasonable compensation.
DOOR, FIRE	(C)	A door construction consisting of door, frame, hardware, and sill, which under approved fire-test conditions meets the requirements for the location in which it is to be used.
DOOR, SELF CLOSING FIRE	(C)	A fire door normally closed and designed to close automatically upon being opened.
DORMITORY	(C)	A room, or a suite of rooms arranged to provide sleeping accommodations for more than four persons without completely separating the sleeping units by partitions or other permanent divisions, or a building or part of a building, in which the greater portion of the floor area is so arranged or used.
DORMITORY TOWN (See Town, Dormitory)		
DOUBLE DWELLING (See Dwelling, Double)		
DRAIN, HOUSE	(Sa)	That part of the lowest horizontal piping of a plumbing system which receives the discharge from soil, waste, and other drainage pipes inside of any building and conveys the same to the house sewer. (From "Plumbing" by Harold E. Babbitt, published by McGraw-Hill Co.)
DRESSING ROOM (See Room, Dressing)		

Term		Definition
DUPLEX (See Dwelling, Duplex; Apartment Duplex)		
DWELLING	(E)	A building designed or occupied as the living quarters for one or more families or households, usually equipped with cooking, bathing, toilet, and heating facilities where necessary. Usually thought of as a detached single family house.
DWELLING, DETACHED	(C)	A dwelling which is completely surrounded by open spaces.
DWELLING, DOUBLE	(C)	A two-family dwelling in which the living units are side by side, and are not separated by a property line.
DWELLING, DUPLEX	(C)	A two-family dwelling in which the living units are one above the other.
DWELLING, GROUPED (Compare Dwelling, Multi-Family)	(C)	One of several dwellings harmonious in design, construction, and use, but not necessarily contiguous.
DWELLING, MULTI-FAMILY	(Z)	A dwelling with separate living units for three or more families with joint services, or facilities or both.
DWELLING, MULTIPLE (See Dwelling, Grouped; Apartment House; Tenement)		
DWELLING, ONE-FAMILY	(C)	A dwelling which is designed or occupied primarily as a residence for one family.

Term		Definition
DWELLING, ROW	(C)	One of three or more dwellings having party, or common walls, or one or more side walls contiguous. (Row dwelling units may be in single or multi-family occupancy).
DWELLING, SEMI-DETACHED (Compare House, Semi-Detached)	(C)	One of two dwellings having a party wall, the pair standing independently of others.
DWELLING, SINGLE (See Dwelling, One-Family)		
DWELLING, TWO-FAMILY (Compare Dwelling, Multi-Family)	(Z)	A dwelling with separate living units for two families.
DWELLING UNIT (See Unit, Dwelling)		
EASEMENT	(L)	A right, interest or privilege in the use of land for a specific purpose by some one other than the owner.
ECONOMIC LIFE (See Life, Economic)		
ECONOMIC RENT (See Rent, Economic)		
EFFICIENCY, PLAN (See Plan Efficiency)		
ELEVATION	(As)	A drawing representing a projection of any one of the vertical sides of a building or of any other object.

Term		Definition
ELEVATION, CURB (See Curb Elevation)		
ELEVATOR	(C)	A conveyance within or in connection with a building used for carrying persons or things upward or downward, including a dumb waiter, escalator or similar device.
ELEVATOR APARTMENT HOUSE (See House, Elevator Apartment)		
ELEVATOR, ELECTRIC AUTOMATIC SELF SERVICE	(C)	An elevator operated by means of momentary pressure on push buttons at the landings with, or without push buttons in the car.
ELEVATOR, FREIGHT	(C)	An elevator designed and used for the carrying of things and such persons only as are necessary for its safe operation or the handling of things carried by it.
ELEVATOR, PASSENGER	(C)	An elevator designed and used for carrying persons.
ELEVATOR, SELF SERVICE (See Elevator, Electric automatic self service)		
EMINENT DOMAIN (See Domain, Eminent)		
ENCLOSURE, WALL (See Wall) (Also Inclosure)		
ENCUMBRANCE	(L)	Any interest in land which may cause a diminution in the value of the freehold land but consistent with the passing of the fee.

Term		Definition
END, DEAD (See Street, dead end)		
ENTRANCE HALLWAY (See Hallway, Entrance)		
EQUIPMENT, MECHANICAL	(C)	In architecture and engineering practice all equipment included under the general headings of heating, plumbing, gas fitting and electrical work.
EQUITY	(L)	In connection with property: (1) Broadly, any interest which will receive recognition and enforcement in a court of equity, whether or not such interest constitutes legal ownership. (2) Specifically, the interest, usually expressed in money's worth, of the equitable owner of a property over and above all liens against the property.
ESTATE IN FEE SIMPLE (See Fee Simple, Estate in)		
EXCESS CONDEMNATION (See Condemnation, Excess)		
EXISTING BUILDING (See Building, Existing)		
EXPENDITURE, CAPITAL	(Ac)	In accounting: an expenditure made in acquiring capital assets.

Term		Definition
EXPENSE, ADMINISTRATIVE	(Ac)	In accounting: all expenses which arise out of and are incident to actual management and supervision including Salaries and Fees, Office Expense, Professional Service, Bad Debts, Renting Operations and Recreational Activities, exclusive of direct operating or maintenance and repair costs.
EXPENSE, INITIAL OCCUPANCY	(Ac)	In accounting: expenses properly chargeable to the costs of installing the original tenants.
EXTERIOR WALL (See Wall, Exterior)		
EXTRAORDINARY DEPRECIATION (See Depreciation, Extraordinary)		
FACTORY	(C)	A building or portion thereof, in which goods, wares or merchandise are manufactured or assembled, or which is designed for such purposes.
FACILITIES, COMMUNITY	(So)	Common social, recreational, or convenience facilities such as social halls, public utilities, central heating, parks, playgrounds and accommodations for them.
FACILITIES, LIVING	(C)	Those provisions in a building for living, sleeping, eating, cooking including fixtures ordinarily supplied as part of a house.
FAMILY	(C)	n codes: a person or a collective body of persons the relation between whom is of a permanent and domestic character, subsisting in common and living together upon the premises within one living unit. It incudes servants.

Term		Definition
FAMILY DENSITY (See Density, Family)		
FAMILY, LOW-INCOME (Compare Person of low-income)	(E)	In statutes: a family which does not have an income sufficient to support a minimum adequate standard of living. Preferably termed family with inadequate income.
FEE SIMPLE, ESTATE IN	(L)	An inheritable, possessory interest in land which may endure until the extinction of all lineal and collateral heirs of the first owner and which may be freely conveyed by its owner; the largest possible estate in land.
FIRE DIVISION WALL (See Wall, Fire Division)		
FIRE DOOR (See Door, Fire)		
FIRE PARTITION (See Partition, Fire)		
FIRE-RESISTIVE (Compare Building, Fireproof)	(C)	In the absence of a specific ruling by the authority having jurisdiction, applies to materials or construction not combustible in the temperatures of ordinary fires and which will withstand such fires without serious impairment of their usefulness for at least one hour.
FIRE TOWER (See Tower, Fire)		
FIRE WALL (See Wall, Fire)		

Term		Definition
FIRE WINDOW (See Window, Fire)		
FIREPROOF CONSTRUCTION (See Building, Fireproof)		
FIREPROOF DWELLING (See Building, Fireproof)		
FIREPROOF TENEMENT HOUSE (See Building, Fireproof)		
FIRST STORY (See Story, First)		
FISCAL YEAR (See Year, Fiscal)		
FIXTURES, PLUMBING (See Plumbing Fixtures)		
FLAT (Compare Apartment)	(As)	(1) Any one floor of a building two or more stories high each floor of which constitutes a single dwelling unit and has a private street entrance. (2) The building containing two or more such floors.
FLAT ROOF (See Roof, Flat)		
FLIGHT	(St)	A run of steps or stairs from one landing to another.

Term		Definition
FLOOR AREA (See Area, Floor)		
FLOOR, MEZZANINE	(C)	An intermediate floor between the floor and ceiling of any story, and covering less than half the floor area of such story.
FLUE	(St)	The space or passage in a chimney through which smoke, gas, or fumes ascend. Each passage is called a flue, which together make the chimney.
FOOTINGS	(C)	The spreading course at the base or bottom of a foundation wall, pier, or column.
FOUNDATION	(C)	The structural portion of a building below the first-floor construction including the footings.
FOYER	(C)	In connection with multiple housing, an entrance hallway within a living unit.
FRANCHISE	(L)	A special privilege or right conferred by grant from the sovereign authority upon an individual or corporation.
FREEWAY	(Z)	A strip of public land similar to a highway but intended for rapid through traffic. Owners of abutting property have no right of access, to air, or light.

Term		Definition
FREIGHT ELEVATOR (See Elevator, Freight)		
FRONTAGE, STREET	(W)	The extent of a building or of land along a street or road.
FRONT OF LOT (See Lot, Front Of)		
FRONT YARD (See Yard, Front)		
GABLE	(C)	That portion of a wall of a house contained between two slooping roof lines.
GALLERY APARTMENT (See Apartment, Gallery)		
GARAGE	(C)	A building or portion thereof in which motor vehicles are stored, repaired, or kept, but not including display rooms.
GARAGE, COMMUNITY (See Group, Garage)		
GARAGE COMPOUND (See Group, Garage)		
GARAGE GROUP (See Group, Garage)		
GARAGE, PRIVATE	(C)	1. In builing codes a building or portion thereof in which not more than a limited number (usually three or four) motor vehicles are stored or kept.

Term		Definition
GARAGE, PRIVATE (Continued)	(Z)	2. In zoning ordinances, a garage designed for the exclusive use of a family.
GARAGE, PUBLIC	(C)	Any garage not included within the definition of a private garage.
GARDEN, ALLOTMENT	(E)	Land (not part of a house lawn or garden) let in plots to individuals or groups for cultivation.
GARDEN CITY (Compare Community, Satellite; Town, Greenbelt)	(E)	A town planned for industry and healthy living; of a size that makes possible a full measure of social life, but not larger, surrounded by a permanent belt of rural land (Greenbelt); the whole of the land being in public ownership or held in trust for the community. (British Garden Cities Association)
GRADE, BUILDING	(C)	The ground elevation established by the authority having jurisdiction over a particular building for the purpose of regulating the height of said building.
GRADE, FINISHED	(C)	The line formed at the junction of a building and the area immediately surrounding the building to which the ground is to be or has been cut or filled.
GRADE, NATURAL	(C)	The undisturbed natural surface of the ground.
GRADE, ROADWAY	(C)	1. The profile of the center of the roadway. 2. The rate of rise or fall of a roadway.

Term		Definition
GRADE, STREET (See Grade, Roadway)		
GRANT (Compare Grant under Subsidy)	(L)	Any conveyance of an interest in real property which is voluntary on the part of the conveyor.
GREENBELT	(E)	A strip of recreational and farm land usually owned or controlled by a public agency encircling a community and large enough to form an adequate protection against objectionable uses of property or the intrusion of other community expansion.
GREENBELT TOWN (See Town, Greenbelt) (Also See Garden City)		
GROSS FLOOR AREA (See Area, Gross Floor)		
GROSS RESIDENTIAL AREA (See Area, Gross Residential)		
GROSS SITE AREA (See Area, Gross Site)		
GROUP, GARAGE (Garage Compound)	(E)	A group of private garages either attached or under one roof arranged in a row or around a common means of access and erected for the use of residents in the immediate vicinity.
GROUPED DWELLINGS (See Dwelling, grouped) (Compare dwelling, multi-family)		

Term		Definition
GUEST	(C)	In laws and regulations, a person hiring and oocupying a room for living and sleeping purposes.
GUEST ROOM (See Room, Guest)		
HABITABLE ROOM (See Room, Habitable)		
HALF STORY (See Story, Half)		
HALL, ASSEMBLY (Compare Theatre, Hallway)	(C)	That portion of a building or structure designed to be occupied as the gathering place of persons or individuals, or containing a stage and other paraphernalia for the holding of meetings, assemblies, performances or other spectacles, but not having any permanent machinery, movable scenery, fireproof curtain or moving picture apparatus as a permanent fixture for theatrical performances.
HALL	(C)	(1) (or hallway) A space in a building to provide communication between rooms. (2) A large area within a building designed for common assembly.
HALL, (PUBLIC) (Compare Hallway, Public)	(C)	A hall used for public assembly.
HALLWAY, ENTRANCE (Also see Hall)	(C)	A hallway providing access to and egress from a building.
HALLWAY, PUBLIC	(C)	A hallway, corridor, or passageway used in common by the occupants of a building and serving as a means of communication for the public to various rooms, apartments, or spaces in the story concerned.

Term		Definition
HALL, STAIR	(C)	A public hallway that includes those portions of the building through which it is necessary to pass in going between the building entrance and the roof, including stairs and stair landings.
HAZARDOUS ROOM (See Room, Hazardous)		
HEADER	(St)	In carpentry the large beam into which the common joists are framed in framing openings for stairs, chimneys, etc.
HEIGHT OF BUILDING	(C)	The vertical distance from the building grade to the highest point of the building.
HEIGHT OF CEILING	(C)	Distance from the finished floor to the under side of the ceiling immediately above, exclusive of projecting beams.
HEIGHT OF COURT	(C)	The vertical distance from the level of the floor of the lowest story served by that court to the top of the enclosing walls.
HEIGHT OF STORY	(C)	The vertical distance from the surface of a floor to the surface of the next floor above. The height of the topmost story is the distance from the surface of the floor to the upper side of the ceiling joists or beams; if the story has no ceiling, to the top of the roof rafters or beams.
HEIGHT OF WALL	(C)	The vertical distance to the top of the wall measured from the foundation wall, or from a girder or other immediate support of such wall.

Term		Definition
HEREAFTER	(C)	In legislation: after the time that the legislation in question becomes effective.
HERETOFORE	(C)	In legislation: before the time that the legislation in question becomes effective.
HIGHWAY (Also see Street)	(C)	The entire right of way devoted to public travel including the sidewalks and other public spaces if such exist. Abutting owners have right of access to light and air.
HOMESTEAD	(L)	A building occupied primarily by the owner of the freehold and his family with the intention of making it their home, together with the parcel of land upon which it stands and the other improvements pertinent to it.
HOMESTEAD, SUBSISTENCE	(E)	A dwelling unit together with a surrounding or related piece of land upon which a considerable portion of the food necessary for subsistence can be produced, in order to supplement a cash income derived from other sources.
HOTEL (Compare House, Lodging; House, Rooming)	(C)	A building or part thereof, which is used in whole or in part for the accommodation of transient lodgers, and which has a public register and office where an attendant is present at all times.
HOTEL, APARTMENT	(C)	A hotel where a majority of apartments are designed for extended occupancy.
HOUSE (Also see Dwelling, House)	(C)	A substantial building for human occupancy.

Term		Definition
HOUSE, APARTMENT (Compare Apartment and Tenement)	(C)	A building containing three or more living units or apartments having some common services.
HOUSE, ATTACHED (Also see House, Semi-detached)	(E)	One of a row of three or more dwelling units placed side by side, separated by common, or party, walls, each unit extending from basement to roof and having a separate entrance.
HOUSE, BOARDING	(C)	A building or structure within whose walls any person or persons sell or offer for sale to the public meals by the day, week or month.
HOUSE, DETACHED (See Dwelling, Detached)	(E)	A house having all sides exposed.
HOUSE DRAIN (See Drain, House)		
HOUSE, DOUBLE (See Dwelling, Double)		
HOUSE, ELEVATOR APARTMENT (Compare House, Walk-up Apartment)	(C)	An apartment house equipped with at least one passenger elevator.
HOUSE, LODGING (Compare House, Rooming; House Boarding; Hotel)	(C)	A building other than a hotel where lodging is provided for compensation pursuant to previous arrangement and not to anyone who may apply.
HOUSE, MULTI-FAMILY (See Dwelling Multi-Family)		

Term		Definition
HOUSE, ONE FAMILY (See Dwelling, One Family)		
HOUSE, PENT	(C)	An enclosed structure above the main roofline other than bulkhead, usually designed for dwelling or other human occupancy.
HOUSE, ROOMING (Also see Lodging House, Boarding House, Hotel)	(C)	A dwelling occupied by three or more roomers.
HOUSE, ROW (See Dwelling, Row)		
HOUSE, SEMI-DETACHED (See Dwelling, semi-detached)	(C)	One of a pair of dwelling units, the pair standing independently of others, each extending from basement to roof, having a party wall in common.
HOUSE SEWER (See Sewer, House)		
HOUSE, SINGLE (See Dwelling, Single)		
HOUSE, TENEMENT (See Tenement)		
HOUSE, WALK-UP APARTMENT (Compare House, Elevator Apartment; House, Tenement)	(C)	An apartment house without passenger elevators.
HOUSEKEEPING APARTMENT (See Apartment, Housekeeping)		

Term		Definition
HOUSING (Also see Housing, Public; Housing, Low Rent; House)	(C)	The provision of shelter in which living facilities for human beings are contained. In current usage it includes conditions of the immediate environment and the community as well as shelter.
HOUSING AUTHORITY (See Authority, Housing)		
HOUSING, COOPERATIVE (Compare Housing under Joint Ownership)	(C)	Housing owned by a cooperative the shares of which are subscribed to by the occupants, and cannot be sold at a profit. The occupants do not own, but lease their quarters making payments calculated to cover carrying charges and amortization.
HOUSING DEPARTMENT (See Department, Housing)		
HOUSING, LOW-COST	(E)	Housing of low capital cost per room or unit. This should not be confused with low rent housing.
HOUSING PROJECT (See Project, Housing)		
HOUSING, PUBLIC	(C)	Housing owned by the Federal Government, State or political subdivision thereof, or by any other legally constituted authorized public body.
HOUSING SHORTAGE (See Shortage, Housing)		
HOUSING SUBSIDY (See Subsidy, Housing)		
HOUSING UNDER JOINT OWNERSHIP (Compare Housing, Cooperative)	(C)	Housing in which the occupants own their individual living units having rights to common services and facilities.

Term		Definition
IMPROVEMENT (Improved Land)	(E)	A structure, or public utility, or any other installation or physical change made in a property with a view to increasing its value, utility or beauty.
IMPROVEMENTS, TENANTS'	(Ap)	Fixed improvements to land or structure installed and paid for by a tenant or lessee.
INACCESSIBLE LOT (See Lot, Inaccessible)		
INCINERATOR	(C)	A device which consumes usual household waste by burning.
INCLOSURE WALL (See Wall, Inclosure)		
INCOME	(As)	Any money or money's worth received in exchange for property or services or as pure gains.
INCOME, FAMILY (Also see Family)	(E)	The sum of the incomes of the members of a family.
INCOME, OPERATING	(Ac)	In accounting: income derived from the general operation of a business.
INCOME PROPERTY (See Property, Income)		
INCREMENT, UNEARNED	(As)	An increase in value of property due primarily to the operation of social forces rather than to the efforts or initiative of the owner.

Term		Definition
INDUSTRIAL USE (See Use, Industrial)		
INFLUENCE, CORNER	(As)	(1) The effect upon the value of a lot of location at or proximity to the intersection of two streets. (2) The increment of value resulting from such location or proximity.
INITIAL OCCUPANCY EXPENSE (See Expense, Initial Occupancy)		
INNER COURT (See Court, Inner)		
INTERIOR LOT (See Lot, Interior)		
INVENTORY	(Ac)	In accounting: a list of goods, equipment, or property assets.
INVENTORY, REAL PROPERTY	(C)	An objective listing and classification of real property in a particular area which shows the supply and condition of such property at a given time.
JACK RAFTER (See Rafter, Jack)		
JOIST	(St)	A wood, metal, or concrete beam to which a floor or ceiling is attached. It is supported by a wall or on girders.
KITCHEN	(C)	A room designed for the preparation and service of food and equipped with cooking stove, sink and storage facilities for cooking utensils and foodstuffs.

Term		Definition
KITCHENETTE (See Apartment, Kitchenette)	(C)	A room designed and used as a kitchen but with the floor area reduced to the lowest practical minimum.
KITCHEN, STRIP	(C)	Kitchen equipment located along the wall of a room or space used for other purposes.
LAND		
LAND (See also "Improvement")	(E)	(1) In economics: the surface of the earth and all the natural resources and natural productive powers over which possession of the earth's surface gives man control.
	(L)	(2) In law: a portion of the earth's surface, together with the earth below it and the space above it, and all things annexed thereto by nature or by man.
LAND, ACCOMMODATION	(E)	Land situated in the outlying or suburban districts, which has not been subdivided into lots but which is considered to be suitable for that purpose. It is usually called acreage.
LAND, DEVELOPED	(E)	Land which has been prepared for some social or economic use.
LAND, IMPROVED	(E)	Land which has been made more valuable by virtue of the fact that labor, or labor and capital has been applied to it.
LAND, PARCEL OF (Compare Lot; Plot)	(As)	A contiguous land area, urban or rural, which is considered as a unit, which is subject to single ownership, and which is legally recorded as a single piece.
LANDING	(St)	A platform between flights of stairs or the termination of a flight of stairs.

Term		Definition
LAND USE (See Use, Land)		
LAUNDRY	(C)	A room designed and equipped with devices used for washing personal attire and housekeeping textiles.
LAVATORY	(C)	A small room in a dwelling unit or hotel equipped with wash basin or basins and water closet or closets.
LEASE	(Ap)	An agreement conveying the right of use and occupancy of a property for a definite or indefinite term, usually for a rental consideration or other form of compensation.
LENGTH OF A BUILDING	(C)	A building's greatest horizontal dimension measured parallel to the outer wall.
LESSEE	(L)	The person receiving a possessory interest in property by lease.
LESSOR	(L)	The person granting a possessory interest in property by lease.
LEVEL, CURB (See Curb Level) (Also see Grade, Building)		
LEX ADICKES	(L)	A replotting law first proposed in Frankfurt-Am-Main, Germany.
LIEN (Compare Mortgage)	(L)	Any legal hold or claim, whether created voluntarily or by operation of law, which a creditor has upon all or specified portions of the property owned by a person indebted to him.

Term		Definition
LIFE, ECONOMIC	(As)	The period over which it is more profitable to keep a property in use and in repair than to scrap or reconstruct it.
LIMITED DIVIDEND CORPORATION (See Corporation, Limited Dividend)		
LINE, BUILDING (See Building Line)		
LINE, LOT (Also see Line, Street and Depth of Lot)	(C)	1. In law: a line bounding the lot as described in the title to the property. 2. A line dividing one lot from another, or from a street or other public property.
LINE, STREET (Also see Line, Lot)	(C)	The line of demarcation between a street and land abutting thereon.
LITTORAL RIGHT (See Right, Littoral)		
LIVE LOAD (See Load, Live)		
LIVING FACILITIES (See Facilities, Living)		
LIVING UNIT (See Unit, Living)		

Term		Definition
LOAD, DEAD (Compare Load, Live)	(St)	The weight of all permanent stationary construction entering into a building.
LOAD, LIVE	(St)	The total of all loads except the dead load.
LOAN, CONSTRUCTION	(C)	A loan of money secured by a bond and mortgage intended to defray the cost of a building usually advanced to the borrower as the building progresses to completion which, after completion, is often converted into a term loan.
LOBBY	(C)	A public or common entrance space in a building, usually larger than a foyer.
LODGING HOUSE (See House, Lodging)		
LOT (Also see Line, Lot and Depth of Lot)	(C)	1. A piece of land in one ownership. 2. As used in building codes: a portion or parcel of land considered as a unit devoted to a certain use or occupied by a building or a group of buildings that are united by a common interest or use, and the customary accessories and open spaces belonging to them.
LOT, CORNER	(C)	A lot abutting upon two or more streets at their intersection.
LOT, DEPTH OF (See Depth of Lot)		
LOT, FRONT OF	(C)	The side which borders on the highway or street. In the case of a corner lot the front may be designated, or election left to the owner by the proper authority.

Term		Definition
LOT GORE	(C)	A small triangular lot.
LOT, INACCESSIBLE	(C)	A lot having no access to a public highway or street.
LOT, INTERIOR	(C)	A lot other than a corner lot having access to at least one public highway or street.
LOT LINE (See Line, Lot)		
LOT, MERGED (See Lot, Through)		
LOT, REAR OF	(C)	The side opposite to the front. In the case of a triangular or gore lot, the rear is the side designated by the authority having jurisdiction.
LOT, THROUGH	(C)	A lot other than a corner lot having frontage on two public highways or streets.
LOT, WIDTH OF (See Width of Lot)		
LOW COST HOUSING (See Housing, Low Cost)		
LOW-INCOME FAMILY (See Family, Low-Income)		
MAINTENANCE AND REPAIR SPACE (See Space, Maintenance and Repairs)		

Term		Definition
MAINTENANCE, BUILDING (Compare Reconditioning)	(C)	1. Any labor or material provided to replace wear and tear created as the direct result of occupancy.
	(As)	2. In accounting: an expenditure upon a fixed asset which increases or tends to preserve its value but which, under accepted accounting procedures is not reflected in an increase in its book value.
MANAGER	(Cen)	A farm operator who operates a farm or ranch for the owner, receiving wages or salary for his services.
MECHANICAL EQUIPMENT (See Equipment, Mechanical)		
MEN'S ROOM (See Room, Men's)		
MERIDIAN, PRINCIPAL (Contrast Base Line)	(As)	A meridian from which range lines are established.
METAL (See Construction, Unprotected Metal)		
METES AND BOUNDS	(As)	A means of describing the location of land by defining boundaries in terms of directions (courses) and distances from one or more specified points of reference.
METROPOLITAN AREA (See Area, Metropolitan)		
MEZZANINE FLOOR (See Floor, Mezzanine)		

Term		Definition
MIXED OCCUPANCY (See Occupancy; Miscellaneous Occupancy; also see Occupancy, mixed)		
MODERNIZING (See Remodeling)		
MORTGAGE	(As)	A contract under the terms of which the legal, but not the equitable, title to property of one person (the mortgagor) is conveyed conditionally to a second person (the mortgagee) as security for the payment of a debt or performance of some other act. (In some States the legal title is not conveyed.)
MULTI-FAMILY DWELLING (See Dwelling, Multi-Family)		
MUTLIPLE DWELLING (See Dwelling, Grouped)		
MUNICIPAL CORPORATION (See Corporation, Municipal)		
NET FLOOR AREA (See Area, Net Floor)		
NET PROJECT AREA (See Area, Net Site)		
NET RESIDENTIAL AREA (See Area, Net Residential)		
NET ROOM AREA (See Area, Net Room)		

Term		Definition
NET SITE AREA (See Area, Net Site)		
NON-CONFORMING USE (See Use, Non-Conforming)		
NON-BEARING WALL (See Wall, Non-Bearing)		
NON-HOUSE KEEPING APARTMENT (See Apartment, Non-House Keeeping; Apartment)		
NURSERY ROOM (See Room, Nursery)		
OBSOLESCENCE (also see Depreciation)	(Ap)	That factor of depreciation resulting from changes in the art, design, or process that makes a property less desirable and valuable for a continuity of use.
OCCUPANCY	(Ap)	Act of taking or holding possession.
OCCUPANCY, BUILDING (also see Certificate of Occupancy; Coverage)	(C)	As used in building codes: buildings or parts of buildings may be classified by occupancy or use into the following groups: Business, Institutional, Public, Residential, and Miscellaneous.
OCCUPANCY, BUSINESS	(C)	Includes occupancy of a building or part thereof for the manufacture, storage, conversion and sale of goods, or to carry on a business or render professional services. The building may be a warehouse, store, office building, factory, or the like.
OCCUPANCY, CERTIFICATE OF (See Certificate of Occupancy)		

Term		Definition
OCCUPANCY, CLASS OF	(C)	The particular occupancy of a building, or structure.
OCCUPANCY, GROUND OR LOT (also see Coverage)	(C)	That part or per cent of the ground, lot, plot, or project occupied or covered by buildings or structures.
OCCUPANCY, INSTITUTIONAL	(C)	Includes occupancy of a building or part thereof by persons under medical, charitable, or other care or treatment, or by persons being detained for penal or correctional purposes. The building may be a hospital, sanitarium, home for the aged, prison, reformatory or the like.
OCCUPANCY, MISCELLANEOUS	(C)	Includes such occupancy as that common to garages, stables, wharves, hangars and the like insofar as it is not covered by specific classification.
OCCUPANCY, MIXED	(C)	Two or more classes of occupancy in the same building.
OCCUPANCY, PUBLIC	(C)	Includes occupancy of a structure or a part thereof for the transaction of public business, for civic, political, social, or religious, or educational purposes, or entertainment or recreation. The structure may be a city hall, church, school, theater, grandstand or the like.
OCCUPANCY RATIO (See Ratio, Occupancy)		
OCCUPANCY, RESIDENTIAL	(C)	Includes the occupancy of a building or part thereof by families or households living therein, or by persons using sleeping accommodations therein such as those provided in apartment houses, hotels, dormitories, dwellings and the like.

Term		Definition
OFFICE BUILDING (See Building, Business)		
OFFICIAL, BUILDING (Compare Department, Building)	(C)	A government official charged with the enforcement of ordinances and laws regulating the erection, construction, and alteration of buildings and structures.
OFFICIAL, HOUSING (Compare Official, Building and Department, Housing)	(C)	A government official charged with the enforcement of ordinances and laws regulating the occupancy and maintenance of housing.
ONE FAMILY DWELLING (See Dwelling, One Family)		
OPERATING INCOME (See Income, Operating)		
ORDINARY CONSTRUCTION (See Construction, Ordinary)		
ORDINARY REPAIRS (See Repairs, Ordinary)		
ORIEL WINDOW (See Window, Oriel)		
OUTER COURT (See Court, Outer)		
OWNER	(C)	In codes: a person, firm or corporation owning or controlling property, including a duly authorized agent or attorney. Guardians or trustees and any persons having a vested or contingent interest in the property in question may be regarded as owners.

Term		Definition
OWNER, ADJOINING	(C)	In building codes: the owner, his authorized agent or trustee, of any premises adjoining those under consideration.
OWNER, FULL	(Cen)	A farm operator who owns all the land which he operates.
PANEL WALL (See Wall, Panel)		
PANTRY	(C)	A room usually adjacent to a kitchen used either for the service or storage of food.
PARAPET	(C)	Any part of an exterior or party wall extending above the roof line.
PARCEL OF LAND (See Land, Parcel of)		
PARKWAY	(CP)	A strip of public land devoted to recreation over which owners of abutting property have no right of access, or to light or air.
PARTITION (Also see Wall, Partition)	(C)	A wall of light construction subdividing the interior space in a story. Partitions may be non-bearing or may carry loads.
PARTITION, FIRE	(C)	A partition designed to restrict the spread of fire, or to provide an area of refuge.
PARTY WALL (See Wall, Party)		

Term		Definition
PASSAGEWAY, COMMON	(C)	An open unoccupied space between two buildings or properties dedicated for use as a means of ingress and egress, which by deed or agreement, remains forever open and unobstructed.
PASSENGER ELEVATOR (See Elevator, Passenger)		
PENT HOUSE (See House, Pent)		
PERMANENT OPEN SPACES (See Spaces, Permanent Open)		
PERSON OF LOW INCOME	(L)	A person who lacks the amount of income which is necessary to enable him, without financial assistance, to live in a decent, safe, and sanitary dwelling without overcrowding. More properly called a person with inadequate income.
PERSONAL PROPERTY (See Property, Personal)		
PIER	(C)	A masonry column forming a support for structural members.
PILASTER	(St)	A flat-faced pillar projecting somewhat from, but engaged in, the wall of a building used for decorative purposes or to help support loads.
PILE	(St)	A heavy timber or pillar of steel or concrete forced into the earth to form a foundation for a building or structure.

Term		Definition
PIPE, VENT	(Sa)	A pipe provided to prevent the loss or lowering of a trap seal by syphonage or back pressure, and to allow circulation of air through the soil or waste pipe to which it is connected.
PITCH OF A ROOF	(St)	The proportion obtained by dividing the height by the span; frequently expressed in terms of a fraction.
PLAN (Compare Elevation)	(As)	A drawing representing a projection of any one of the floors or horizontal cross-sections of a building or of the horizontal plane of any other object or area.
PLAN EFFICIENCY (See also Area, Net Floor; Area, Rentable; Area, Gross Floor)	(E)	In building the ratio of (1) net floor area, or (2) rentable area, to gross floor area.
PLANNING UNIT (See Unit, Planning)		
PLAT	(As)	(1) Broadly, any map. (2) Specifically, a map of an area of platted land.
PLOT (Also see Lot)	(C)	1. An assemblage of adjacent parcels of land in a single unit. 2. A relatively small area of land.
PLUMBING FIXTURES	(Sa)	Receptacles intended to receive and discharge water, liquid, or water-carried wastes into a drainage system with which they are connected.

Term		Definition
PLUMBING SYSTEM (See System, Plumbing)		
POPULATION DENSITY (See Density, Population)		
PORCH	(St)	A floor extending beyond the exterior walls of the building. It may be either exposed, covered or enclosed.
PORTICO	(St)	An open space fronted with columns and having a roof before a door or other entrance to a building.
POWDER ROOM (See Room, Powder)		
PREFABRICATED (See Construction, Prefabricated)		
PRINCIPAL MERIDIAN (See Meridian, Principal)		
PRIVATE AREA (See Area, Private)		
PRIVATE GARAGE (See Garage, Private)		

Term		Definition
PRIVATE STABLE (See Stable, Private)		
PRODUCTS OF THE SOIL	(Ap)	Crops and other commodities that are grown, that is, depend primarily upon the use of the soil and the natural elements for their propagation and maturity.
PROFIT	(E)	(1) In economics: that portion of gross income remaining after deducting the value of materials consumed and fixed capital expired; rent and interest on land and other capital, whether borrowed or owned by the proprietor; and wages, including the normal wages of management even when the propietor is also the manager.
	(Ac)	(2) In accounting: a generic term seldom used without qualification.
PROJECT, HOUSING	(L)	In law: any work or undertaking: (1) to demolish, clear or remove buildings from any slum area; such work or undertaking may embrace the adaptation of such area to public purposes, including parks or other recreational or community purposes; or (2) to provide decent, safe and sanitary urban or rural dwellings, apartments or other living accommodations for persons of low income; such work or undertaking may include buildings, land, equipment, facilities and other real or personal property for necessary, convenient or desirable appurtenances, streets, sewers, water service, parks, site preparation, gardening, administrative, community, health, recreational, educational, welfare or other purposes, or (3) to accomplish a combination of the foregoing. The term "housing project" also may be applied to the planning of the buildings and improvements, the acquisition of property, the demolition

Term		Definition
PROJECT, HOUSING (Continued)		of existing structures, the construction, reconstruction, alteration and repair of the improvements and all other work in connection therewith.
	(E)	(4) In economics: a residential building or group of buildings with its land and facilities which provide shelter and related services for a number of families. Present usage limits the term to large scale, planned projects.
PROJECT SITE (See Site, Project)		
PROPERTY	(As)	(1) Any or all rights to the benefits and services of wealth or to the services of free persons. (2) The objective things, such as land, buildings, etc. (but not persons), which are the subject of such rights.
PROPERTY, INCOME	(E)	A property which is intended to yield to its owner a gross income of cash or cash equivalent.
PROPERTY, PERSONAL	(As)	All property other than real property.
PROPERTY, REAL	(As)	(1) Any estate of freehold. (2) The land and improvements which constitute the subjects of a freehold estate.
	(L)	(3) In law: all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and right, legal or equitable, therein, including terms for years and liens by the way of judgment, mortgage or otherwise and the indebtedness secured by such liens.

Term		Definition
PROPERTY, SERVICE	(As)	A property, such as a church, school, or hospital, which is not operated for profit and has no marketability in the ordinary sense of the term.
PUBLIC AREA (See Area, Public)		
PUBLIC GARAGE (See Garage, Public)		
PUBLIC HOUSING (See Housing, Public)		
PUBLIC STABLE (See Stable, Public)		
QUANTITY SURVEY (See Survey, Quantity)		
RAFTER	(St)	One of a series of sloping structural members to which a roof is attached.
RAFTER, JACK	(St)	A short rafter, used especially in hip-roofs.
RAFTER, VALLEY	(St)	A rafter in the internal angle of a roof forming a valley.
RAMMED EARTH (See Construction, Rammed Earth)		
RAMP	(As)	An inclined plane connecting two different levels and used in lieu of steps.

Term		Definition
RANGE (Contrast Township)	(As)	The area included between two range lines.
RANGE LINE (Contrast Township Line) (See also Meridian, Principal)	(As)	One of a series of imaginary lines on the earth's surface, running due north and south at six mile intervals and used for locating parcels of land under government survey.
RATIO, ACTUAL VACANCY	(E)	The ratio, commonly expressed in percentages, of the number of dwelling units vacant to the total number of dwelling units in any given building or groups of buildings.
RATIO, CORRECTED VACANCY	(E)	The ratio, commonly expressed in percentages, of the sum of the rental values of the vacant dwelling units to the sum of the rental values of all dwelling units in any given building or group of buildings.
RATIO, OCCUPANCY	(As)	(1) The ratio of the occupied units (e.g., sq. ft. of floor space or rooms) of a property to the total available units. (2) The ratio of the actual gross income from leased units of a property to the total gross income which would be obtained if all units were leased at standard rates.
REAL PROPERTY (See Property, Real)		
REAL PROPERTY INVENTORY (See Inventory, Real Property)		

Term		Definition
REAR OF LOT (See Lot, Rear of)		
REAR YARD (See Yard, Rear)		
RECLAMATION, SLUM (See Slum, Reclamation)		
RECONDITIONING (Compare Maintenance, Building)	(C)	Any labor or material provided to replace, renew or alter equipment of a structure or major parts thereof.
RECREATION ROOM (See Room, Recreation)		
REHABILITATION	(E)	As applied to a structure or an area, physical change designed to raise its use value.
REINFORCED CONCRETE CONSTRUCTION (See Construction, Reinforced Concrete)		
REMODELING	(C)	Any labor or material provided to replace obsolescence of a structure, its design or equipment as may be required to restore its economic usefulness.
RENT	(Ac)	In accounting: the payment for the use of land, shelter or other real or personal property.
RENT, ECONOMIC	(E)	In housing: the amount of money or its equivalent in the form of rent sufficient to cover all costs of operation and maintenance, to yield a reasonable return on the investment, and to amortize the investment over the productive life of the building.

Term		Definition
RENTABLE AREA (See Area, Rentable)		
RENTABLE ROOM (See Room, Rentable)		
RENTABLE ROOM COUNT (See Room Count, Rentable)		
RENTING, DIFFERENTIAL	(E)	A rental procedure whereby the rent charged to each tenant family is adjusted in relation to need and ability to pay rather than to size and desirability of the dwelling unit.
REPAIR	(C)	Any labor or material provided to restore a building or any part thereof to its original condition.
REPAIR (to)	(Ac)	In accounting: to restore to a sound or good condition.
REPAIRS, EMERGENCY	(C)	Any replacement required for the immediate security of a property or the health or safety of its occupants.
REPAIRS, NECESSARY	(C)	Any replacement required to restore a building or any part thereof to its former condition of occupancy.
REPAIRS, ORDINARY	(C)	Repairs or replacements due to usual occupancy.
REPLACEMENT, INSURANCE	(C)	Any labor or material supplied to restore a building to such condition as it was in, prior to damage by fire, flood, tornado, or other insurable hazard.

Term		Definition
REPLACEMENT, OCCUPANCY	(C)	Any labor or material supplied to maintain or secure occupancy either of tenant or purchaser.
RESERVE FOR DEPRECIATION (See Depreciation, Reserve For)		
RESIDENCE	(C)	In housing: a building the major portion of which is used as a dwelling. It is not necessarily a domicile, (but compare laws of election and taxation.)
RESIDENTIAL BUILDING (See Building, Residential)		
RESIDENTIAL USE (See Use, Residential)		
RESISTIVE, FIRE (See Fire-resistive)		
RESTAURANT	(C)	An establishment where food is prepared and served for pay and for consumption on the premises.
RIBBON DEVELOPMENT (See Development, Ribbon)		
RIDGE	(St)	The line formed at the upper junction of two planes of a pitched roof.
RIGHT, LITTORAL (Compare Right, Riparian)	(L)	The right attaching to a parcel of land which appertains to seas or great lakes bordering on such a parcel.

Term		Definition
RIGHT OF WAY	(Ap)	A right of passage over another's land. Plural--"Right of Ways".
RIGHT, RIPARIAN (Compare Right, Littoral)	(L)	Any right attaching to a parcel of land which appertains to running water bordering on or within such parcel; e.g., the rights to natural flow unobstructed by artificial checks or barriers, to freedom from unreasonable pollution, of access to the water, of accretion.
RIGHT, SQUATTER'S	(Ap)	Right to occupancy of land created by virtue of long and undisturbed use without legal title or arrangement.
RIPARIAN RIGHT (See Right, Riparian)		
RISE	(St)	The vertical distance from the top of one stair tread to the top of the one next above.
ROOF, FLAT	(C)	A roof either actually flat or with a pitch just sufficient to provide adequate drainage.
ROOF, PITCHED	(C)	A roof formed of one or more inclined planes at greater angles than necessary for adequate drainage.
ROOFING	(St)	The material put on a roof to make it watertight.
ROOM (Compare Room, Habitable)	(C)	An enclosed space for occupancy within a building excluding service space such as halls, closets, vestibules. In housing the minimum dimensions are usually prescribed by constituted authority.

Term		Definition
ROOM, BATH	(C)	Any room in a dwelling unit or hotel equipped with bath tub, or shower bath compartment and usually wash basin and water closet fixtures.
ROOM, BED	(C)	Any room designated for sleeping or equipped with appropriate furniture for sleeping.
ROOM COUNT (See also Room, Habitable)	(E)	In construction: the total number of habitable rooms in a dwelling unit or group of dwelling units. Half rooms are not recognized.
ROOM COUNT, RENTABLE	(E)	The number of habitable rooms in a dwelling unit or group of dwelling units exclusive of those not intended for renting.
ROOM, DINING	(C)	A room in a dwelling unit, hotel, or other similar structure designed for or used for the consumption of food.
ROOM, DRESSING	(C)	A room in a dwelling unit, theatre, or other building in which human attire is kept, put on, removed, or arranged.
ROOM, GUEST	(C)	A room occupied or intended or designed to be occupied, let, or hired out to guests.
ROOM, HABITABLE	(C)	A room which is designed or may be used for living, sleeping, eating or cooking. Store rooms, bathrooms, toilet compartments, strip kitchens, closets, halls, unfinished space in basements and attics are not considered habitable rooms.
ROOM, HAZARDOUS	(C)	A room whose occupancy is such as to constitute an unusual danger from fire, exposure, or other causes.

Term		Definition
ROOM, MEN'S	(C)	A room in a hotel or other public place equipped with lavatories, water closets and usually urinals, designated for the exclusive use and comfort of males.
ROOM, NURSERY	(C)	A room or suite of rooms designed for and furnished to provide accommodation for young children.
ROOM, POWDER	(C)	A room or small suite, usually provided with water closet and lavatory, designed and used for feminine privacy.
ROOM, RECREATION	(C)	A room designed for and equipped to provide recreational facilities for the occupants of a building or dwelling.
ROOM, RENTABLE	(E)	Any room of sufficient size and quality to justify the charging of rent and intended for rental.
ROOM, STORE	(C)	A space designed and used for the storage of household goods or goods required for the regular occupancy or maintenance of a building.
ROOM, TRANSFORMER	(C)	A room used to house electrical transformers.
ROOM, UTILITY	(C)	A room, other than a habitable room, designed or used for laundry or heating equipment, or for other related uses.
ROOM, WOMEN'S	(C)	A room in a hotel or other public place equipped with lavatories, water closets, and sometimes urinals designated for the exclusive use and comfort of females.

Term		Definition
ROOMER	(C)	A person living in a dwelling unit, who has agreed to pay a specific rent for a specified space. Distinguished from a guest in that the keeper of the lodging is not subject to inkeeper's liability.
ROOMING HOUSE (See House, Rooming)		
ROUGHING-IN	(Sa)	In sanitary engineering: the installation of all pipes in the drainage system and such water pipes as are in partitions and under floors. It includes all of the plumbing work except the setting of the fixtures. This latter work is known as the finishing. (From "Plumbing" by Harold E. Babbitt, published by McGraw-Hill Co.)
ROW DWELLING (See Dwelling, Row)		
SANITARY SEWER (See Sewer, Sanitary)		
SATELLITE COMMUNITY (See Community, Satellite)		
SCHOOL	(C)	In housing: a building or a portion thereof in which regular courses of instruction are given.
SEATING CAPACITY (See Capacity, Seating)		
SELF-CLOSING (Also see Door, Self-closing Fire)	(C)	As applied to a fire-resistive door or other opening protection, means remaining normally closed, and being equipped and maintained to close automatically after having been opened.

Term		Definition
SEMI-DETACHED DWELLING (See Dwelling, Semi-Detached)		
SEMI-DETACHED HOUSE (See House, Semi-Detached)		
SEPTIC TANK (See Tank, Septic)		
SERVICE PROPERTY (See Property, Service)		
SET-BACK	(C)	The horizontal distance between the face of a wall of a building and the face of the wall next about it where the wall does not rise in one plane.
SEWAGE (Compare Sewerage)	(Sa)	The liquid wastes conducted away from residences, business buildings, or institutions, together with those from industrial establishments; and with such ground, surface, and storm water as may be present. (From "Plumbing" by Harold E. Babbitt, published by McGraw-Hill Co.)
SEWERAGE (Compare Sewage)	(Sa)	The works comprising a sewer system, pumping stations, treatment works, and all other works necessary to the collection, treatment or disposal of sewage; (as an adjective) having to do with the collection, treatment, or disposal of sewage. (From "Plumbing" by Harold E. Babbitt, published by McGraw-Hill Co.)

Term		Definition
SEWER, HOUSE	(Sa)	That part of the horizontal piping of a drainage system, which receives the discharge of the house drain and conveys the same to a public sewer, private sewer, septic tank or cesspool.
SEWER, SANITARY	(Sa)	A sewer intended to receive sanitary sewage with or without industrial wastes and without the mixture of surface or storm water. (From "Plumbing" by Harold E. Babbitt, published by the McGraw-Hill Co.)
SEWER, STORM	(Sa)	A sewer to carry away storm water only.
SHACK (Also see Shed)	(C)	A crude shelter not for regular living occupancy.
SHAFT	(C)	A vertical closed space passing through at least one floor and used for ventilation, elevators, wiring, piping or similar purposes.
SHEATHING	(C)	The structural cover of a building's frame over which is applied the outer finish material.
SHED (Also see Shack)	(C)	A one-story covered structure usually with one or more of its sides unenclosed.
SHORTAGE, HOUSING	(E)	In a given area or group, an economic situation wherein the supply of living units of acceptable standards is not sufficient to meet the effective demand.
SIDE YARD (See Yard, Side)		

Term		Definition
SINGLE DWELLING (See Dwelling, One-Family)		
SITE, BUILDING	(E)	A parcel of land suitable for building or on which a building is built, including all surrounding land specifically allocated to the building.
SITE PLAN	(E)	A layout showing the location of buildings, open spaces, and utilities on a given area.
SITE, PROJECT (See Area; Area, Gross Project; Area, Net Project)		
SKELETON CONSTRUCTION (See Construction, Skeleton)		
SKYLIGHT	(C)	Any translucent cover or enclosure placed above roof openings for the admission of light.
SLUM	(E)	An area in which dwellings predominate that because of either dilapidation, obsolescence, overcrowding, arrangement or design, lack of ventilation, light, or sanitary facilities, or a combination of these factors, are detrimental to the safety, health, morals, comfort and welfare of the inhabitants thereof.
SLUM CLEARANCE	(E)	The removal of a slum condition by demolition of all existing structures. This should not be confused with the construction of new housing upon the same site.
SLUM RECLAMATION	(E)	The improvement of a slum area or of a cleared slum site in order to provide for a more suitable use.

Term		Definition
SPACE, MAINTENANCE AND REPAIR (See Room, Utility)	(E)	Space provided for shop and storage purposes, for use by members of the maintenance and repair crew employed by the management.
SPACES, PERMANENT OPEN	(E)	Areas which are intended to remain predominantly open although small structures may exist and improvements may be made in the form of grading and landscaping. Examples of this type of use are parks, playgrounds and cemeteries.
SPAN	(St)	The distance between structural supports such as walls, columns, piers, beams, girders, and trusses.
SPANDREL OR SPANDRIL	(St)	The panel between the top of a window of one story and the sill of the window directly above.
SPECIAL ASSESSMENT (See Assessment, Special)		
SPECIFICATION	(St)	A written document designating the kind and quality of work and material to go in a building. Working drawings are usually submitted with the specifications.
SPRINKLER	(C)	In connection with fire protection a device, the opening of which permits the discharge of water or other fire-extinguishing substances.
SPRINKLER, AUTOMATIC	(C)	A sprinkler operated automatically by heat.
SQUATTER'S RIGHT (See Right, Squatter's)		

Term		Definition
STABLE	(Z)	A building, or portion thereof which is used for the shelter or care of horses, cattle or other similar animals, either permanently or transiently, usually including space for accessory equipment.
STABLE, PRIVATE	(Z)	A stable the capacity of which is limited by constituted authority (usually limited to three or four animals.)
STABLE, PUBLIC	(Z)	A stable with capacity for more animals than specified for a private stable.
STACK, SMOKE	(C)	A structural and self-supporting chimney.
STAIRWAY	(C)	A series of steps, landings, or platforms usually between two or more floors of a building.
STATE HOUSING BOARD (See Board, State Housing)		
STOOP	(C)	A porch, platform, entrance stairway, or small veranda at a building entrance.
STORE	(C)	Any building or the part thereof used, for the sale of goods, wares or merchandise.
STORE ROOM (See Room, Store)		
STORM SEWER (See Sewer, Storm)		
STORY	(C)	That part of a building included between any floor and the floor or roof next above.

Term		Definition
STORY, ATTIC (Compare Story, Half)	(C)	That part of a building situated wholly or partly within the roof frame but not finished or suitable for habitation.
STORY, FIRST	(C)	The story the floor of which is at or nearest the level of the sidewalk or adjoining grade; other stories to be numbered in regular succession, counting upward.
STORY, HALF (Compare Story, Attic)	(C)	That part of any building wholly or partly within the roof frame; usually finished and suitable for habitation.
STORY, HEIGHT OF (See Height of Story)		
STREET	(C)	A public or common highway in an urban or suburban district which affords principal means of access to abutting property.
STREET, DEAD END	(C)	A street having a closed end.
STREET FRONTAGE, (See Frontage, Street)		
STREET LINE (See Line, Street) (Also see Line, Lot)		
STRING DEVELOPMENT (See Development, Ribbon)		
STRUCTURE	(C)	Anything erected which requires more or less permanent location on the ground or is attached to something having a permanent location on the ground.

Term		Definition
STRUCTURAL ALTERATION (See Alteration, Structural)		
SUB-CELLAR	(C)	A cellar under a cellar.
SUBDIVISION	(E)	An area originally under a single ownership which has been subdivided into plots intended or used for building purposes.
SUBSIDY, HOUSING	(E)	Aid measurable in pecuniary terms provided to make up the difference between actual rent and economic rent, or between cost and selling price. Thus aid may take one of the following forms: 1. Capital Grant. A contribution to capital cost at the time of construction or acquisition in the form of money, land, materials, or services. 2. Annual Grant. A contractual yearly contribution for a specified period of time to supplement revenue from rentals. 3. Interest Subsidy. Aid provided to a housing enterprise in the form of the difference in the cost of capital to the government and the cost of capital to the housing enterprise. 4. Tax Exemption. Aid provided to a housing enterprise in the form of an exemption from all or part of tax levies to which it would normally be subject. 5. Rent Subsidy. Aid to a housing enterprise in terms of rent and in an amount determined by the deficit arising from the difference between total income from rent and the economic rent for the enterprise.
SUBSISTENCE HOMESTEAD (See Homestead, Subsistence)		

Term		Definition
SUBURBAN AREA (See Area, Suburban)		
SUITE	(C)	Two or more rooms designed for occupancy as a unit.
SURVEY, QUANTITY	(C)	An inventory of the quantity of materials, and labor required to complete a construction operation compiled for the purpose of securing uniformity of estimating.
SYPHONAGE, BACK	(Sa)	A condition, which creates a partial vacuum, resulting in a back flow of water from plumbing fixtures into the water supply system.
SYSTEM, PLUMBING	(Sa)	All water supply and distribution pipes; all plumbing fixtures and traps, all soil, waste, special waste and vent pipes; all house drains and house sewers; all water leaders and rain water drainage piping; including all their respective joints and connections, devices, receptacles, and appurtenances within property lines of premises.
TABLE, WATER	(St)	1. A projection of or on the lower part of a wall designed primarily to deflect rain water. 2. The plane separating the portion of the ground wholly saturated with water from that which is not.
TAIL TRIMMER (See Trimmer)		

Term		Definition
TANK, SEPTIC	(Sa)	A water-tight receptacle which receives the discharge of a drainage system or part thereof, designed and constructed so as to retain solids, digest organic matter through a period of detention, and allow the liquids to discharge into the soil outside of the tank, through a system of open joint piping.
TAX (Compare Assessment, Special)	(As)	A compulsory charge by a government upon persons, levied without specific reference to individual benefits to defray the cost of government services performed for the common benefit.
TAXPAYER	(As)	(1) A person who pays a tax in the first instance, whether he finally bears the burden or shifts it; generally defined in law to include all persons liable for payment of a tax whether or not they actually pay it. (2) Figuratively used to mean a more or less temporary improvement which produces enough in earnings to cover taxes and perhaps some of the other carrying charges on the land. (Term should be placed in quotation marks when so used.)
TEMPORARY USE (See Use, Temporary)		
TENANCY	(As)	The act of using or occupying property, especially real property, the fee title to which is vested in some one other than the occupant.
TENANT, CASH (Compare Tenant, Share)	(Ag)	A farm tenant who pays his rent in cash.

Term		Definition
TENANT, SHARE (Compare Cropper, Share; Tenant, Cash)	(Ag)	A farm tenant who operates a farm under his own direction and divides crops and livestock with the owner.
TENANTS' CHANGES (See Changes, Tenants')		
TENANTS' IMPROVEMENTS (See Improvements, Tenants')		
TENEMENT (See also Fireproof Apartment)	(C)	1. A house, or a portion thereof, which is occupied as a residence by three or more families living independently of each other and doing their cooking on the premises and having a common right in the halls, stairways, yard, cellar or water-closets, thereof, or some of them. (Derived from N.Y. Tenement House Act of 1901). 2. A rentable dwelling unit in a Tenement House.
THEATRE (Compare Hall, Assembly; Auditorium)	(C)	A building or part of a building designed or used for theatrical purposes with accommodations for an audience and having a permanent stage upon which movable scenery and theatrical appliances are employed.
THROUGH LOT (See Lot, Through)		
THROUGH VENTILATION (See Ventilation, Through)		
TIER	(As)	The area included between two township lines.

Term		Definition
TOWER, FIRE	(C)	A stairway enclosed with fire-resistive construction and entered through a balcony, vestibule or other arrangement at each floor level so that smoke is prevented from direct entrance to the stairway when the doors are open.
TOWN (See Township)		
TOWN, DORMITORY (Compare Garden City; Community, Satellite; Greenbelt Town)	(E)	A town devoted primarily to residential and related activities and not containing the places of employment of the majority of its citizens.
TOWN, GREENBELT (Compare Garden City and Community, Satellite)	(E)	A planned town and a surrounding greenbelt. The town, providing shelter, services, stores, schools and community facilities, is permanently held in one ownership, either public or corporate, and administered, together with the greenbelt, with full representation of the inhabitants. A greenbelt town may or may not include industry.
TOWNSHIP	(As)	(1) The area included between two township lines and two range lines, containing thirty-six sections. (2) An unincorporated political subdivision of the state co-terminous with the geographical (or Congressional) township, or that portion thereof which remains after incorporation of cities, towns, or villages, situated therein. Sometimes called "Town".
TOWNSHIP LINE	(As)	One of a series of imaginary lines on the earth's surface, running due east and west at six mile intervals and used for locating parcels of land under government survey.

Term		Definition
TRANSFORMER ROOM (See Room, Transformer)		
TRANSITIONAL AREA (See Area, Transitional)		
TRIMMER	(St)	The beam or floor joist on each side of an opening into which a header is framed.
TRUST	(As)	An agreement whereby the owner of property (the settlor) transfers legal title to a second party (the trustee), such property to be held, managed, or disposed of for the benefit of a third party (the beneficiary) as set forth in a trust agreement.
TRUST DEED (See Deed, Trust)		
TWO-FAMILY DWELLING (See Dwelling, Two-Family)		
UNEARNED INCREMENT (See Increment, Unearned)		
UNIT, DWELLING (See Unit, Living)		
UNIT, LIVING (Also see Apartment; Dwelling)	(C)	A dwelling or part of a dwelling designed for the occupancy of one family and providing complete living facilities for that family, which usually include permanently installed equipment for cooking in addition to the other facilities provided, such as space for sleeping, recreation, eating, and sanitary facilities.

Term		Definition
UNIT, PLANNING	(E)	In housing: a structural division of a building separated from other parts of the building by a dividing wall without openings extending through all habitable floors. If there is no such wall, the building contains only one planning unit. This forms the smallest basic unit used in project planning.
UNPROTECTED METAL CONSTRUCTION (See Construction, Unprotected Metal)		
URBAN AREA (See Area, Urban)		
USABLE FLOOR AREA (See Area, Usable Floor)		
USE (Compare Occupancy)		
USE, AGRICULTURAL (Also see Temporary Use)	(E)	A permanent use of the land predominantly for the raising of fruits of the soil.
USE, COMMERCIAL (Also see Temporary Use)	(E)	A permanent use of a parcel of land predominantly for trading or commercial service purposes.
USE, INDUSTRIAL (Also see Temporary Use)	(E)	A use of a parcel of land for light or heavy manufacturing purposes, warehouses, freight yards, docks, etc., often accompanied by wholesale operations.

Term		Definition
USE, INHARMONIOUS LAND	(E)	A land use which is non-conforming with its surroundings and which frequently tends to depreciate the value of other properties within its zone of influence.
USE, LAND	(E)	The process of extracting economic or social gain from the land; that is, the process through which a use value is created.
USE, NON-CONFORMING (Compare Use, Inharmonious)	(Z)	The use of a building or land that does not agree with the regulations of the district in which it is situated.
USE, RESIDENTIAL (Also see Use, Temporary)	(E)	The use of an area for predominantly dwelling purposes.
USE, TEMPORARY	(E)	The use of land for some purposes until such time as it may be devoted to a permanent use.
UTILITY ROOM (See Room, Utility)		
VACANCY (Also see Ratio, Actual Vacancy; Ratio, Corrected Vacancy)	(C)	A rentable unit which is not leased.
VACANCY RATIO (See Ratio, Vacancy)		
VALLEY RAFTER (See Rafter, Valley)		

Term		Definition
VALUATION, ASSESSED	(As)	The figure at which property is placed in the assessment roll by any authorized assessment agency.
VALUE	(Ap)	The present worth of all of the rights to future benefits arising from ownership.
VAULT	(C)	An enclosed space within or adjacent to a building usually intended for the safekeeping of goods or the safety of the occupants of the building. Vaults usually are provided with means of ventilation. The consideration of natural light is not essential.
VAULT, SIDEWALK	(St)	An extension of a cellar beyond the building line and under the sidewalk.
VENDEE	(As)	One who purchases; especially a purchaser of real property. Synonymous with "Buyer".
VENDOR	(As)	One who transfers property by sale; especially one who transfers real property by sale. Synonymous with "Seller".
VENEER (See Wall, Veneered)		
VENEERED WALL (See Wall, Veneered)		
VENT PIPE (See Pipe, Vent)		
VENTILATION, CROSS	(C)	Ventilation through openings in adjacent outside walls.

Term		Definition
VENTILATION, THROUGH	(C)	Ventilation through openings in opposite outside walls.
VESTIBULE	(C)	A small space at the entry of a building.
WAGE, PREVAILING	(C)	(1) On work other than public work of the United States Government, the wage paid the majority of workers in a specific class of occupation in a particular community. (2) On Public Work of the United States Government the wage or rate for any specific class of labor as set by the Secretary of Labor under the Bacon-Davis Act, August 30, 1935.
WALL (See also Partition)		
WALL, APRON (Compare Spandril)	(St)	That portion of an enclosing wall between the door or window sill of a story and the door or window head of the story next below.
WALL, BEARING	(St)	A wall which supports any vertical load in addition to its own weight.
WALL, COMMON (Compare Wall, Party)	(As)	A wall owned by one party but jointly used by two parties, one or both of whom is entitled to such use under the provisions of a lease.
WALL, CURTAIN (Compare Wall, Panel)	(St)	A non-bearing wall between columns or piers which is not supported by girders or beams.

Term		Definition
WALL, DIVISION	(C)	A wall which separates two units in a building.
WALL, ENCLOSURE (See Wall, Inclosure)		
WALL, EXTERIOR	(St)	Any outside wall or vertical enclosure of a building other than a party wall.
WALL, FACED	(St)	A wall in which the masonry facing and backing are so bonded s to exert common action under load.
WALL, FIRE	(St)	A wall which subdivides a building to restrict the spread of fire. It starts at the foundation and extends continuously through all stories to and above the roof.
WALL, FIRE DIVISION	(St)	A wall which subdivides a fire-resistive building to restrict the spread of fire, but is not necessarily continuous through all floors nor extended through the roof.
WALL, HEIGHT OF (See Height of Wall)		
WALL, INCLOSURE	(St)	An exterior non-bearing wall in skeleton construction anchored to columns, piers, or floors, but not necessarily built between columns or piers.
WALL, NON-BEARING	(St)	A wall which supports no load other than its own weight.

Term		Definition
WALL, PANEL	(St)	A non-bearing wall in skeleton construction, built between columns or piers and wholly supported at each story.
WALL, PARTY (Compare Wall, Common)	(As)	A wall used jointly by two parties under easement agreement and erected at or upon a line separating two parcels of land held under different ownership.
WALL, VENEERED	(St)	A wall having a masonry facing which is not attached and bonded to the backing so as to form an integral part of the wall for purposes of load bearing and stability.
WARRANTY DEED (See Deed, Warranty)		
WATER TABLE (See Table, Water)		
WELLS	(C)	Open spaces usually larger than shafts passing through at least one floor, commonly used in connection with stairways and openings for light.
WIDTH OF A BUILDING, OR LOT	(C)	The largest horizontal dimension at right angles to, or nearly at right angles to, the length.
WIDTH OF A COURT	(C)	The minimum average width taken along all sides, including lot-lines, of the court, the widths along each side being measured at right angles or normal to and from such side to the opposite side at the point of measurement.

Term		Definition
WINDOW, BAY (Compare Window, Oriel)	(C)	A rectangular, curved, or polygonal window, supported on a foundation extending beyond the main wall of the building.
WINDOW, DORMER	(St)	A vertical window in a small structure projecting from a sloping roof.
WINDOW, FIRE	(C)	A window designed to resist fire.
WINDOW, ORIEL (Compare Window, Bay)	(C)	A window that projects from the main line of an enclosing wall of a building and is carried on brackets or corbels.
WIDOW, SHOW	(C)	A window in which goods are displayed.
WING	(St)	A lateral extension of a building from the main portion thereof.
WITHES	(St)	The partitions between flues in a chimney.
WOMEN'S ROOM (See Room, Women's)		
YARD	(Z)	An open unoccupied space on the same lot with a building between the lot line and the extreme front, rear, or side wall of the building.
YARD, FRONT	(Z)	A yard across the full width of the lot extending from the front line of the building to the front line of the lot.

Term		Definition
YARD, REAR	(Z)	A yard across the full width of the lot extending from the rear line of the building to the rear line of the lot.
YARD, SIDE	(Z)	A yard between the side line of the building and the adjacent side line of lot extending from the front yard to the rear yard. If there is no front yard the side yard is considered as extending to the front line of the lot and if there is no rear yard the side yard is considered as extending to the rear line of the lot.
YEAR, ASSESSMENT	(As)	A year beginning on the day following the assessment date and ending on the assessment date in the calendar year next following.
YEAR, FISCAL	(As)	The period covering a full year (not necessarily a calendar year) at the end of which the books of account of a government, person, firm, corporation, or association are closed in order to determine its financial condition and the results of current operations.
ZONING	(Z)	The public regulation of the character and intensity of use of property, and especially the public regulation of the use, height and area of buildings through the employment of police power in contradistinction to deed restrictions which are imposed by private parties.

Date Due

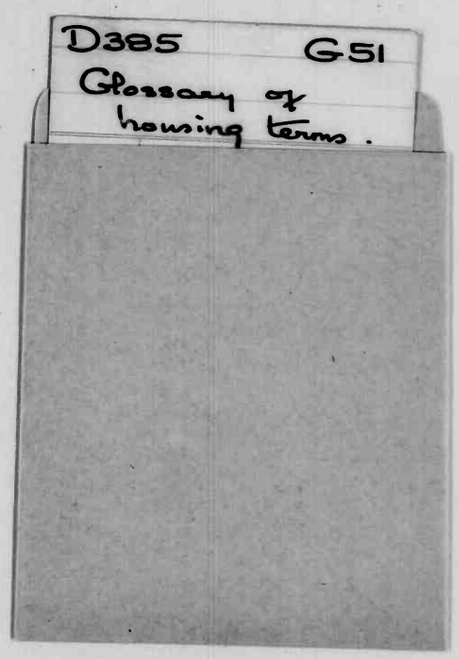
Feb. 19	3/24		
10 Mar'51	4/14		
MAR 31 1951			
APR 21 1951	5/5		

NEH

NOV 2 3 1994

MSH 04787

D385 G51
Glossary of housing terms.



COLUMBIA UNIVERSITY LIBRARIES
0041423585

FEB 2 1933

END OF
TITLE